

# MAHARASHTRA POLLUTION CONTROL BOARD

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Kalpataru Point, 3rd & 4th floor, Sion- Matunga  
Scheme Road No. 8, Opp. Cine Planet Cinema, Near  
Sion Circle, Sion (E),  
Mumbai - 400 022

**Consent order No: Format 1.0/BO/CAC-Cell/EIC-RD -3112-15/CO(part)/CAC - 12080**

**Date: 15/09/2015**

To,

**Adlabs Entertainment Ltd**

**Office:** S. No. 30/31, Sangdewadi,  
Off Mumai Pune express highway,  
Khopoli pali road, Tal. Khalapur, Dist. Raigad. Pin-410203

**Sub: Grant of 1<sup>st</sup> Consent to Operate to the Hotel at S. no. 69,70/2, 70/3, 70/4, 70/5, 70/6, 70/7, Sangdewadi, Off Mumbai Pune express highway, Khopoli-Pali Road, Tal. Khalapur, Dist. Raigad, - 410203, in Red category.**

Ref :

1. Environmental Clearance accorded by Environment Department, GoM vide no. SEAC2010/CR.884/TC-2 dated 27.12.2011.
2. Amendment in Consent to Establish granted for hotel vide no. BO/CAC-Cell/EIC-RD-2857-14/E(amend)/CAC-12417 dated 26.12.2014.
3. Consent to Operate for theme park granted vide no. BO/ CAC-Cell/EIC-RD-2911-14/R?CAC-11089 dated 21.08.2015 valid upto 31.08.2016.

Your application CO1506000027

Date: 27.05.2015

**For: Grant of 1<sup>st</sup> Consent to Operate**

Under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Municipal Solid Waste (Management & Handling) Rule 2000 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent to Operate is granted for a period upto **31.8.2016**
2. The Capital investment of the Hotel is **Rs. 122.99 Crs.** (As per C.A. certificate submitted by applicant).
3. The Consent to operate is valid following activity covering

Sr. No.	Product Name	Rooms
1	Hotel activity including swimming pool and laundry activity on total plot area of 33,861.77 sqm, BUA of 12,185.53 sq.m. (Out of BUA 23,732.71 sq.m. required for 287 Rooms of entire Hotel)  (This BUA of 12,185.53 sq.m. required for 116 rooms is included in BUA of Theme Park i.e. 52,068 sq.m. as per EC	Hotel having 116 Rooms

granted dtd 27.12.2011 and proposed BUA for expansion is 11,547.18 sq.m. for additional 171 rooms for which PP shall obtain EC)
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4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	72	As per Schedule -I	Treated effluent shall be 100 % recycled for secondary purpose such as flushing, air conditioning and irrigation purposes to achieve zero discharge.
2.	Domestic effluent	169	As per Schedule -I	

5. Conditions under Air (P&CP) Act, 1981 for air emissions:

Sr. No.	Description of stack / source	Number of Stack	Standards to be achieved
1.	Boiler	1	As per Schedule -II
2.	DG set (500 KVA)	1	As per Schedule -II
3	Kitchen exhaust	1	

6. Conditions under Municipal Solid Waste (Management and Handling) Rule,2000

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Bio-degradable	402	Kg/day	OWC	Use as manure
2.	Non-biodegradable	424	Kg/day	--	Hand over to local body
3	STP Sludge	20	Kg/day	--	Use as manure
4	ETP sludge (biodegradable)	5	Kg/day	--	Use as manure

7. Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste

Sr. No.	Type Of Waste	Category	Quantity	UOM	Disposal
1	Used/spent oil	5.1	400	Lit/Annum	Sale to the authorized recycler
2	Spent solvent (Per chloro ethylene)	20.2	1	Kg/Annum	Sale to the authorized reprocessor

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

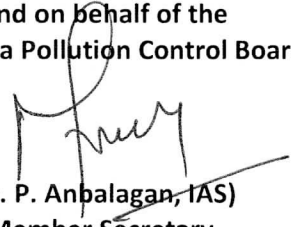
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.

10. Hotel authority shall not carry out any expansion of the hotel without prior permission of the Board.

11. PP shall submit the affidavit within 15 days in the prescribed format regarding the compliance of conditions of EC clearance and C to O.

12. PP shall comply with the conditions stipulated in Environmental Clearance granted vide no. SEAC2010/CR.884/TC-2 dated 27.12.2011.
13. The applicant shall not take any effective steps for implementation of the expansion project before obtaining Environmental Clearance as per EIA Notification, 2006 and amendments thereto. As per Para 2 of EIA notification dated-14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II(I); Dated-19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.

For and on behalf of the  
Maharashtra Pollution Control Board

  
(Dr. P. Anbalagan, IAS)  
Member Secretary

Received Consent fee of –

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	1,25,000/-	868411	20.04.2015	Union Bank of India
2	1,20,980/-	746536	09.09.2015	Union Bank of India

Copy to:

1. Regional Officer, MPCB, Raigad and Sub-Regional Officer, Raigad-I, They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Schedule-I

**Terms & conditions for compliance of Water Pollution Control:**

1) A] As per your consent application, you have provided the sewage treatment system for treatment of sewage effluent with the design capacity of 275 CMD.

B] The Applicant shall operate and maintain the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27°C )	30
02	Suspended Solids	50
03	COD	100
04	Residual Chlorine	1ppm

C] The treated domestic effluent Shall be 100 % recycled for secondary purpose such as flushing, air conditioning and irrigation purposes to achieve zero discharge. In no case effluent shall find its way to any water body directly /indirectly at any time.

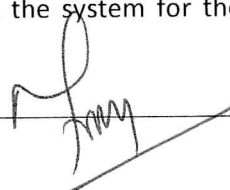
2) A] As per your application, you have provided Effluent Treatment Plants (ETPs) with the design capacity of 90 CMD.

B] The Applicant shall operate the effluent treatment plant (ETP) to treat the trade effluent so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	pH	Between 5.5 to 9.0
02	BOD (3 days 27°C )	30
03	Suspended Solids	50
04	COD	100
05	Oil & grease	10
06	Detergent	2

C] The treated trade effluent shall be Shall be 100 % recycled for secondary purpose such as flushing, air conditioning and irrigation purposes to achieve zero discharge. In no case effluent shall find its way to any water body directly /indirectly at any time.

3) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works for the purification thereof & the system for the disposal of sewage or trade



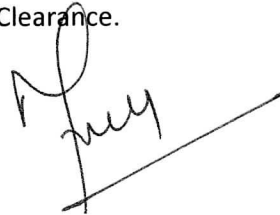
effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.

- 4) The firm shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 5) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. No.	Purpose for water consumed	Water Consumption quantity CMD
1.	Industrial Cooling, boiler feed etc.,	--
2.	Domestic purpose	191
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	90
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 6) The firm shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time/ Environmental Clearance.



**Schedule-II**

**Terms & conditions for compliance of Air & Noise Pollution Control:**

1. As per your application, you have erected following stack (s) and to observe the following fuel pattern-

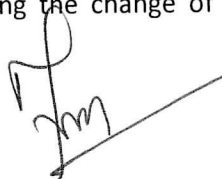
Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO2 Kg/day
1	Boiler	--	26.3	HSD	49.68	Ltr/hr	1	23.8
2	DG set (500 KVA)	Acoustic enclosure	15*	HSD	107.28	Ltr/hr	1	
3	Kitchen exhaust	--	Above the roof of bldg.	--	--	--	--	

\* Above roof of the building in which it is installed.

2. The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards:

Particulate matter	Not to exceed	150.00 mg/Nm <sup>3</sup> .
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary)



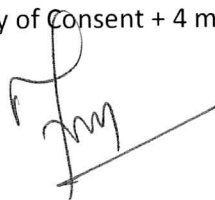
**Schedule-III**  
**Details of Bank Guarantees**

Proposed BG:

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period**	Purpose of BG	Compliance Period	Validity Date++
1	C to O (part)	Rs. 10 lakh	15 days from date of issue of consent	Towards O & M of pollution control system	continuous	Validity of Consent + 4 months

\*\* The above Bank Guarantee(s) shall be submitted by the applicant in favor of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

++ The Bank Guarantee(s) shall be valid for a period upto: Validity of Consent + 4 months



#### Schedule-IV

#### General Conditions:

- 1) The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
- 3) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- 4) Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
- 5) The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
- 6) The firm shall submit to this office, the 30th day of September every year , the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
- 7) The industry shall recycle/reprocess/reuse/recover Hazardous Waste as per the provision contain in the HW(MH&TM) Rules 2008, which can be recycled/processed/reused/recovered and only waste which has to be incinerated shall go to incineration and waste which can be used for land filling and cannot be recycled/reprocessed etc should go for that purpose, in order to reduce load on incineration and landfill site/environment.
- 8) The industry should comply with the Hazardous Waste (M,H & TM) Rules, 2008 and submit the Annual Returns as per Rule 5(6) & 22(2) of Hazarsous Waste (M,H & TM) Rules, 2008 for the preceding year April to March in Form-IV by 30<sup>th</sup> June of every year.
- 9) An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
- 10) **The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.**
- 11) Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act,1986 and industry specific standard under EP Rules 1986 which are available on MPCB website([www.mpcb.gov.in](http://www.mpcb.gov.in)).
- 12) The industry shall constitute an Environmental cell with qualified staff/personnel/agency to see the day to day compliance of consent condition towards Environment Protection.
- 13) Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes/sewers downstream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.
- 14) Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.
- 15) The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- 16) Conditions for D.G. Set



- a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel
- 17) The industry should not cause any nuisance in surrounding area.
  - 18) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
  - 19) The applicant shall maintain good housekeeping.
  - 20) The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a statement on available open plot area, number of trees surviving as on 31<sup>st</sup> March of the year and number of trees planted by September end, with the Environment Statement.
  - 21) The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.
  - 22) The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
  - 23) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
  - 24) The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification dt. 16.11.2009 as amended.
  - 25) Hotel authority shall not carry out any expansion of the hotel without prior permission of the Board.**

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